

## SPECIAL TOWN COUNCIL MEETING

### TOWN COUNCIL CHAMBERS

**TUESDAY, OCTOBER 14, 2025**

Mayor Nidy called the meeting to order at 7:07pm announcing the purpose of this meeting is only to discuss the parking of Plantwell vehicles on Town property and rights-of-way and discuss a proposal to the Town from Plantwell for future use of property and for authorization to transfer Investment & Infrastructure Surtax funds

Attending:	Russ Nidy	Mayor
	Marion Chateau-Flagg	Vice Mayor/Council Seat #1
	Kathleen Hooch	Council Member Seat #2
	Alexandra Powell-Sardinas	Council Member Seat #3
	John Tyson	Council Member, Seat #4
	Dorothy Gravelin	Town Clerk
	William P. Doney	Town Attorney

Also attending: Virginia Standish, 1305 W Chandler Ridge

#### **AUTHORIZATION TO TRANSFER GENERAL FUND INVESTMENT MONEY MARKET ACCOUNT AND INFRASTRUCTURE SURTAX MONEY MARKET ACCOUNT FROM SYNOVUS BANK TO FLAGLER CREDIT UNION**

**FOR HIGHER RATE OF RETURN:** The current interest rate for the two Money Market accounts with Synovus Bank is 2.75%. Flagler Credit Union is offering an interest rate of 4.25%, an increase of 1.5%, on their Money Market accounts and a 7-month Certificate of Deposit for 4.40%, an increase of 1.65%. **Motion** by Council member Powell-Sardinas, seconded by Council member Tyson to transfer all funds in the two money market accounts at Synovus Bank to Flagler Credit Union and passed unanimously on a 5-0 vote. Mayor Nidy proposed for the Flagler Credit Union accounts, invest \$800,000.00 in a 7-month Certificate of Deposit at the rate of 4.40% with the balance of \$52,540.07 in a money market account at the rate of 4.25%. The entire amount of \$17,359.59 in Infrastructure Surtax money invested in a money market account with a 4.25% rate. There were no objections.

#### **ADDRESS THE PARKING OF PLANTWELL VEHICLES ON TOWN RIGHT-OF-WAY ON TOWN ROADS AND THE TOWN-OWNED LOT AT 205 SHANNONDALE ROAD WHERE THE BILLBOARD IS LOCATED:**

Jared McClure owner of Plantwell had a conflict and is unable to attend tonight. Mayor Nidy asked what the concerns are with Plantwell, knows there have been complaints. Council member Hooch responded more of a concern than a complaint. She observed 2 flatbed trailers parked on the lot with the billboard and does not recall Council ever giving permission for that. Since then she has been monitoring activity on the lot and vehicles parking on the cul-de-sac and on the street on Shannondale Road. Town needs better signage regarding parking in those areas. She called Plantwell and was told they were given verbal permission to park on the Town property. Mary Nidy responded he gave them permission about 2 or 3 months ago to park 2 flatbed trailers out of the way in the back of the property temporarily, only 1 there yesterday. Vice Mayor Chateau-Flagg said they are also parking in the cul-de-sac and along the side of the road on Shannondale. There is crude oil along the fence line on Town lot that is still wet. She is not sure if it's from Plantwell or the billboard people and wrappings all over the lot, picking up plastic wrapping and trash there, constantly. Whatever we allow for one person we allow for all, wants to be fair and impartial. Continued discussion on trailer parking and crude oil and trash on lot. Billboard people terrible with their trash, think they left crude oil. She called Carmelo at Plantwell who looked at it and will check with his workers but doubts it was them. Councilmember Hook added Plantwell employees parking at the Hilton coming under the bridge and walking behind properties and along FDOT fence to get to and from

Plantwell, should not be allowed. Councilmember Tyson does not want to see dump trucks on the streets. Mayor Nidy in conversation with Jared said Jared is offering to pay \$2,000 per month to Town for use of Town lot for parking of trailer for a 3- or 6-month period and will do planting in the front so trailer can't be seen. Councilmember Hoock has problems hearing this from Mayor not Jared. He needs to be here to ask us (Council), need to know from his mouth, not a messenger, and how this is going to work for both him and Town, we need to have been making money for every day he has been parking there. Town liable if anything happens on that lot. Vice Mayor Chateau-Flagg feel bigger issue is why, need to give Town enough time to answer (Council's) questions. Councilmember Powell-Sardinas wants to know how they are going to use lot, how many vehicles, parking, how many people coming there – employees and public, type of plants used - native or exotic. Mayor Nidy added if there is nothing on lot and new Council comes in, they can approve a 3-story building there per Code. Plantwell does a fantastic job on Preserve and Town Hall, wants a win-win situation and make new building on Town lot beautiful. Vice Mayor Chateau-Flagg said basic issue now is the parking, don't think they have held up to their arrangement thus far for just a trailer at the billboard lot, have taken up the end of the street for parking and along street. We know what he has done for us at the Preserve but that is a totally different subject and the two cannot be mixed. Councilmember Powell-Sardinas feels they should not be on the property until something is done about a ground lease and him (Jared) coming here and talking to us (Council). Attorney offered, a motion in order if want them to leave the property. **Motion** by Councilmember Powell-Sardinas and seconded by Councilmember Hoock allowing no parking on Town property until lease (with Plantwell) allowing it is approved. The motion passed 3-2 with Vice Mayor Flagg, Councilmembers Sardinas-Powell and Hoock in favor and Mayor Nidy and Councilmember Tyson against. Attorney Doney added, the first question, do you want a lease, then question two is all the details – how many and what kind of trucks, kind of materials, need insurance and indemnification and other details that would go into a lease, restore the property if they tear it up, could cause environmental issues. If Council wants to lease it, could do it for a 3-month term and see how it goes. Vice Mayor Chateau-Flagg added, the main thing is, he needs to come here to talk to us at our next meeting, we want them to do what we ask everyone else to do. We want them to get rid of the plants and pile of dirt on the lot along with the vehicles and any other stuff they have there. She added there is a bunch of old fencing, metal and piping but think the billboard company did that when working on the new billboard. Council member Tyson does not object to Plantwell parking in the billboard lot but does at the end of the street or on the road. Mayor Nidy asked, what does Council want in the lease. Attorney Doney suggested he (Jared) present a proposal with what he wants.

**PROPOSAL FROM PLANTWELL FOR USE OF TOWN-OWNED LOT WHERE THE BILLBOARD IS LOCATED:** No action, and proposal must be made in-person for any consideration.

**COMMENTS FROM THE PUBLIC:** Virginia Standish suggests language for the billboard regarding clean-up of property, public parking signage, liability coverage, review Code to see what can be on property, in lease no working/repairs on permeable surfaces, lease number of years-don't make long term, bring in nice mobile trailer rather than building, be clear on terms, rate increases can be every year, , have Town dictate the terms.

**Mayor, Council and Staff Comments:** Vice Mayor Chateau-Flagg and Council member Hoock said verbal commitments are an issue, any decision must be made by Council in a public meeting.

**ADJOURNMENT: Motion** by Council member Tyson and seconded by Council member Powell-Sardinas to adjourn the meeting at 7:55pm passed unanimously on 5-0 vote.

Approved by Council \_\_\_\_\_

Dorothy C. Gravelin, Town Clerk